



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Notice of Application

Project Name: Squak Mountain Estates

Application: June 20, 2017

Application Complete: February 2, 2018

Notice of Application: February 13, 2018

Notice of Application Public Comment Period:

February 14, 2018 – February 28, 2018

(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): SP17-00006

Project Description: The project proposal is to subdivide an 871,200 square-foot parcel into four (4) single-family residential lots. Three lots will range in size between 21,694 to 31,160 square-feet, while lot 4 is proposed for future development at 778,236 square-feet. Access to the development is proposed through a 30-foot access and utility easement off Sunrise Pl. SW, a public street. (See Site Plan)

Project Location: 3324069508 (See Vicinity Map)

Size of Subject Area in Acres: 20 **Sq. Ft.:** 871,200

Applicant: Speros Bavelas, Speros Design LLC
6698 161st Avenue SE Bellevue, WA 98006
Phone: 425-351-0377; Email: sperosdesign@earthlink.net

Decision Maker: Development Services Department

Required City Permits: Short-Plat, Site Work, Building

Required City Permits, Not Part of this Application: Site-Work, Building

Required Studies: Geo-technical, Critical Areas

Existing Environmental Documents Relevant to this Application: Not Applicable

REGULATORY INFORMATION

Zoning: SF-S - Single Family Suburban

Comprehensive Plan Designation: Low Density Residential

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Issaquah Municipal Code (IMC)

PUBLIC COMMENT

Key application documents are available at the City's website: issaquahwa.gov/development. Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

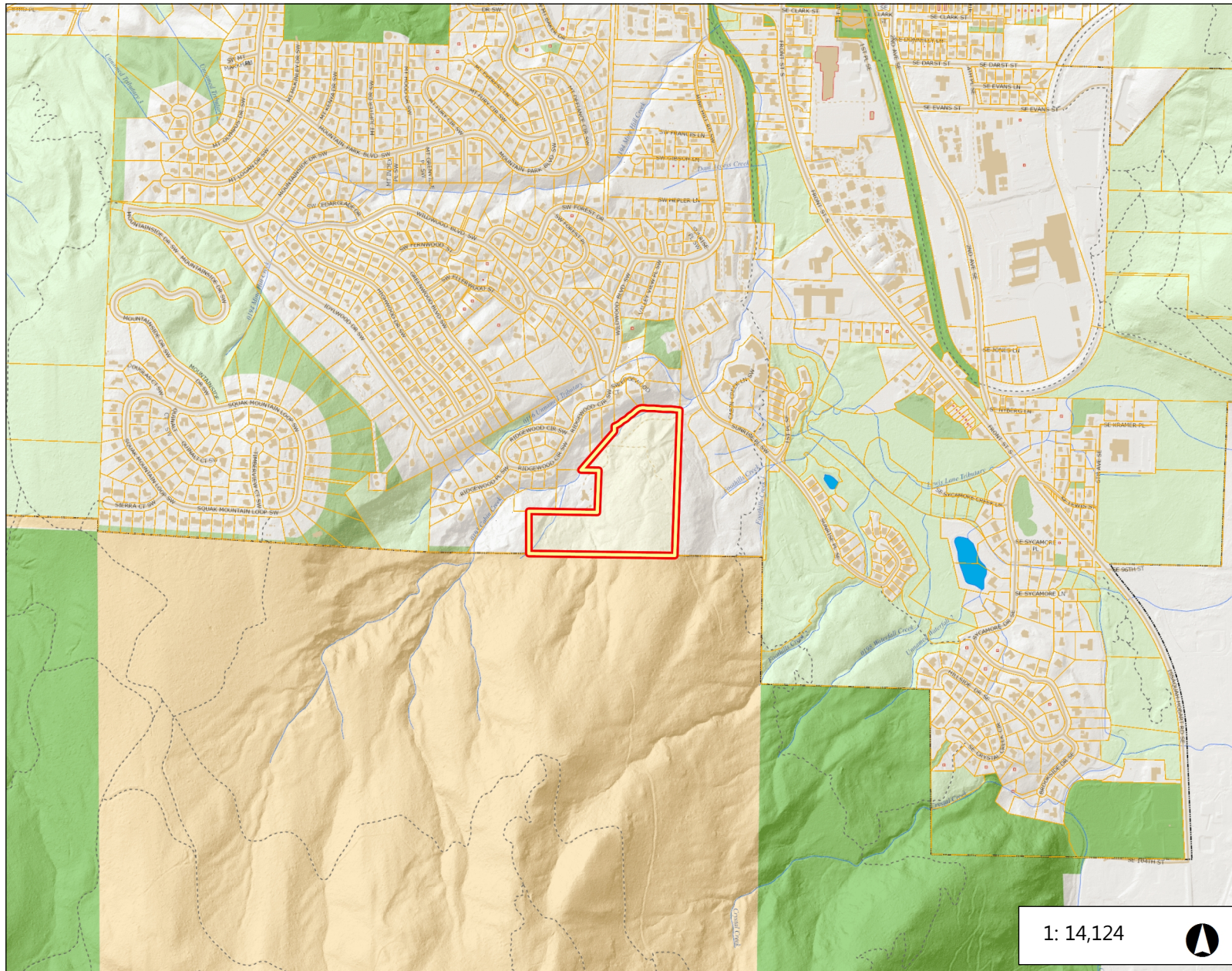
CITY CONTACT INFORMATION

Project Planner: Doug Yormick, Assistant Planner
Phone Number: 425-837-3083
E-Mail: dougy@issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov



SP17-00006 Squak Mountain Estates



1: 14,124



2,354.0 0 1,177.02 2,354.0 Feet

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.

Legend

- Parcels
- Issaquah City Limits
- Streets (Medium scale)
 - STREET
 - HIGHWAY
 - RAMP
 - WALKWAY
 - DRIVEWAY; ACCESS; RETAIL AC
- Trails
- Railroad
- Water Bodies
- Streams
- Parks - Open Space - NGPE
 - PARK
 - PARK/OPEN SPACE
 - OPEN SPACE
 - NGPE
 - STATE PARK

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY BARHAUSEN CONSULTING ENGINEERS INC. (BARHAUSEN JOB NO. 18045), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY BARHAUSEN CONSULTING ENGINEERS INC.:

LEGAL DESCRIPTION:

(PER FACILITY NATIONAL TITLE AND COMMITMENT FILE NO. 20308093-410-AP2, DATED APRIL 7, 2014)
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;
THENCE SOUTH 89°10'17" EAST ALONG THE SOUTH LINE THEREOF 797.81 FEET TO THE TRUE POINT OF BEGINNING;
THENCE COMMENCING SOUTH 89°10'17" EAST ALONG SAID SOUTH LINE 1,150.15 FEET TO A POINT WHICH IS DISTANT 700.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33;
THENCE NORTH 89°10'17" EAST PARALLEL TO THE EAST LINE OF SAID SECTION 1,150 FEET, MORE OR LESS, TO THE CENTERLINE OF CRAIN CREEK;
THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID CRAIN CREEK 1,000 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33;
THENCE SOUTH 89°10'17" EAST ALONG SAID NORTH LINE 145 FEET, MORE OR LESS, THE EAST LINE OF SAID NORTH HALF;
THENCE SOUTH 82°12'33" WEST ALONG SAID EAST LINE 334.89 FEET TO THE SOUTH LINE OF SAID NORTH HALF;
THENCE NORTH 89°10'17" WEST ALONG SAID SOUTH LINE 543.45 FEET TO A POINT WHICH BEARS NORTH FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 337.26 FEET TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH AN EASEMENT 30 FEET WIDE FOR HIGHWAY, GROSS AND UTILITIES, THE CENTERLINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF WILLOW BOULEVARD SOUTH AND SUNRISE PLACE SOUTHWEST;
THENCE SOUTH 89°10'17" WEST ALONG THE CENTERLINE OF SAID SUNRISE PLACE SOUTHWEST 30.00 FEET TO THE TERMINATION OF SAID SUNRISE PLACE SOUTHWEST AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°10'17" WEST 43.00 FEET TO A TANGENT CURVE HAVING A RADIUS OF 374.65 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 28°44'07" (47.25 FEET);
THENCE SOUTH 87°17'00" WEST 12.00 FEET;
THENCE SOUTH 103°35'33" EAST 80.10 FEET TO A TANGENT CURVE HAVING A RADIUS OF 500.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 17°30'17" (50.39 FEET);
THENCE SOUTH 87°17'00" EAST 150.00 FEET TO A TANGENT CURVE HAVING A RADIUS OF 30.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 0°58'42" (49.75 FEET);
THENCE SOUTH 87°17'00" WEST 250.49 FEET TO A TANGENT CURVE HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 28°44'07" (47.25 FEET);
THENCE NORTH 87°17'00" WEST 12.00 FEET TO A TANGENT CURVE HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 49°42'17" (81.51 FEET);
THENCE SOUTH 89°10'17" WEST 25.00 FEET TO A TANGENT CURVE HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 49°42'17" (43.57 FEET);
THENCE NORTH 87°17'00" WEST 35.75 FEET TO A TANGENT CURVE HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 107°34'55" (46.07 FEET);
THENCE SOUTH 89°10'17" EAST 43.50 FEET TO A TANGENT CURVE HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 77°17'00" (43.00 FEET);
THENCE SOUTH 87°17'00" WEST 80 FEET, MORE OR LESS, TO A TANGENT POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT ANY PORTION LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.
DACS OF RECORDS: (WED 8/3/17)
NORTH 073°33' WEST, AS MEASURED BETWEEN WEST MONUMENT 4000 (51782) AND WEST MONUMENT 4000(51707),
VERTICAL DATUM: NAVD 83

VERTICAL BENCHMARK:
WEST MONUMENT 4000 (51707), BEING A FOUND 1 1/2" ALUMINUM DISK
SET IN THE NORTHWEST CORNER OF A POWER VAULT AT THE INTERSECTION
OF BROADBAND DRIVE AND WILLOW DRIVE S.W.
ELEVATION: 80.00 FEET

DATES OF SURVEY:
FIELD SURVEY BY BARHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN MAY, 2014.
ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

TAX ACCOUNT NUMBER:
APRIL 33045-8008

AREA:
680,229.5 SF (18.79 AC)

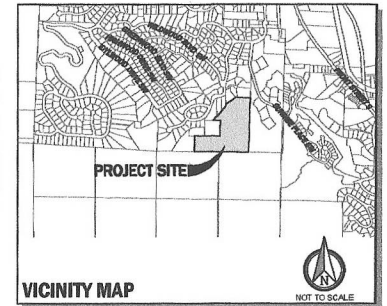
REFERENCE SURVEYS:
1. KELLAM, A BOUNDARY SITE PLAN, REC. NO. 19990902000332

PROCEDURE / NARRATIVE:
A FIELD TRAILING CLOSURE TOPOGRAPHY AND A TOPOGRAPHY OF 3" SUPPLEMENTED WITH FIELD NOTES
WAS PERFORMED ESTABLISHING THE ANGULAR, VERTICAL AND DISTANCE RELATIONSHIPS BETWEEN
THE MONUMENTS, PROPERTY LINES AND BROADBAND DRIVE AND WILLOW DRIVE S.W.
THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 352-130-002.

SURVEYOR'S NOTE:
FACILITY NATIONAL TITLE AND COMMITMENT FILE NO. 20308093-410-AP2, DATED APRIL 7, 2014,
WAS USED FOR THE BOUNDARY. SCHEDULE B, ITEM 5 WAS THE ONLY PLATABLE EASEMENT FOUND
AND IS SHOWN HEREON.

SE 1/4, SW 1/4, SEC. 33, TWP 24 N, RGE 6E W.M. SQUAK MOUNTAIN ESTATES

CITY OF ISSAQUAH KING COUNTY, WASHINGTON



VICINITY MAP

PROJECT DATA

GENERAL
PARCEL NO: 3324688508
ADDRESS: SW OF SUNRISE PL SW & CRAIN CREEK LN SW
ISSAQUAH, WA 98008
SE - 33 - 24 - 6
UNDEVELOPED
CITY OF ISSAQUAH
ZONING:
PRESENT USE:
JURISDICTION:
SITE DEVELOPMENT
TOTAL SITE AREA: 18.7 AC (808,177 SF)
PROPOSED # OF LOTS: 28
MIN. LOT SIZE: 12,374 SF
MAX. LOT SIZE: 278,333 SF
AVERAGE LOT SIZE: 26,542 SF
SENSITIVE AREA TRACTS: 88,484 SF

SETBACKS

FRONT - 20'
REAR - 20'
SIDE - 5' (15' TOTAL)
BUILDING HEIGHT: 30/35'
MAX. BUILDING COVERAGE: 40%
MAX. IMPERVIOUS COVERAGE: 55%

SERVICE PROVIDERS

WATER AND SANITARY SEWER: CITY OF ISSAQUAH
POWER/ELECTRIC: PUGET SOUND ENERGY
NATURAL GAS: PUGET SOUND ENERGY
TELEPHONE: COMCAST, WAVE BROADBAND
CABLE/INTERNET: COMCAST, WAVE BROADBAND
SCHOOL DISTRICT: ISSAQUAH #411
LANDSCAPE: RECOLOGY LANDSCAPES

PROJECT TEAM

APPLICANT
SQUAK MOUNTAIN ESTATES, LLC.
CONTACT: JAMIE SCHROEDER, PE
11431 WELLS ROAD NE, SUITE 120
REDMOND, WA 98053
PHONE: (425) 285-2390
FAX: (425) 285-2389
CIVIL ENGINEER
CPH CONSULTANTS
CONTACT: JAMIE SCHROEDER, PE
11431 WELLS ROAD NE, SUITE 120
REDMOND, WA 98053
PHONE: (425) 285-2390
FAX: (425) 285-2389
SURVEYOR
BARHAUSEN CONSULTING ENGINEERS, INC.
CONTACT: OWEN B. JULE, PLS
18215 72ND AVENUE S
KENT, WA 98032
PHONE: (425) 251-8222
FAX: (425) 251-8978
BIOLOGIST
SERIAL WILDLIFE CONSULTING
CONTACT: ED BENJAMIN
P.O. BOX 889
FALL CITY, WA 98024
PHONE: (253) 839-0515
GEOTECHNICAL ENGINEER
EMRI SOLUTIONS
CONTACT: BOBBI BERNAL
1803 14TH PLACE NE, SUITE 201
BELLEVUE, WA 98005
PHONE: (425) 449-4704

DRAWING INDEX

SHEET	DATE	DESCRIPTION
1	P1.00	PRELIMINARY SITE PLAN
2	P2.00	PRELIMINARY SLOPE ANALYSIS
3	P3.00	PRELIMINARY GRADING AND DRAINAGE PLAN
4	P4.00	PRELIMINARY UTILITY PLAN
5	P5.00	PRELIMINARY ROADWAY PLAN
6	P6.00	PRELIMINARY ROAD PROFILES

CPH
CONSULTANTS
Site Planning • Civil Engineering
Land Use Consulting • Project Management
14015 14TH AVE NE, SUITE 100
REDMOND, WA 98053
Phone: (425) 251-8222 FAX: (425) 251-8978
www.cphconsultants.com

NO.	DATE	REVISION	BY	CHK.
1	6/14/17	SHORT PLAT SUBMITTAL	BHB	JBS

PRELIMINARY SITE PLAN

OWNER / APPLICANT	PROJECT SURVEYOR	DRAWING	PROJECT NO.	SHEET
CITY OF ISSAQUAH SQUAK MOUNTAIN ESTATES LLC. 103-118TH AVENUE, SUITE 200 BELLEVUE, WA 98008 PHONE: (425) 331-0377	BARHAUSEN CONSULTANTS ENGINEERING INC. OWEN B. JULE, PLS 18215 72ND AVENUE SOUTH, KENT, WA 98032 PHONE: (425) 251-8222 FAX: (425) 251-8782	P1.00	0146-18-001	1 of 6